



Association of Unit Owners of Ranch Cabins

Board of Directors:
Terry Glenn - 360-907-3604
John Warren – 541-977-3558
Joe Wonderlick – 503-572-1056
Steve Mahoney - 503-472-8668
Roberto deCastro – 503-781-5938

www.RanchCabins.org
SRRanchCabins@gmail.com

18160 Cottonwood Rd, #165
Sunriver, OR 97707-0548

Board Zoom Meeting Minutes March 11, 2024 at 7:00pm

Call to Order – Terry Glenn, chair, called the meeting to order at 7:02pm

Quorum – All members of the Board of Directors were present by voice and video.

Notice of Meeting – Meeting by Zoom had been rescheduled by mutually agreed via email among all 5 members. Notice was email to all members on Feb 11th.

Pool Flatwork – Terry reported 3 bids were on the way (subsequently 5 were obtained).

Pool Schedule – Roberto reported a schedule for pool equipment installation, coping, and plaster.

Fence – Members requested Roberto delay Fence installation to allow flatwork and landscaping to progress without that obstruction. Roberto agreed to postpone.

Pool Landscaping – plan was discussed. By mutual agreement, landscaping irrigation was to allow space for future pavers to border concrete decking. (Robert Klaver later objected to that plan as pavers became a maintenance headache, citing expensive issues at Circle 4 with such pavers, in addition to complicating irrigation.)

Pool Bathrooms – Terry suggested the possibility of hiring a contractor to remodel bathrooms rather than attempt an owner work party. No decision made.

Seal Coating – Mark Nein had acquired 3 bids to repair some asphalt areas, repave the connector paths to SROA bike path, and seal coat all asphalt. Joe moved, Steve seconded, selecting Benham Falls Asphalt at a bid price of \$17,158.98. Motion approved.

Landscape Contract – Terry presented Klaver Landscaping's contract renewal proposal that had a minor increase in hourly rate and remained within Budget. Joe reiterated his desire to obtain bids or otherwise validate obtaining the best value. Terry noted the hourly rate was well below most contractors, Klaver was notoriously accurate at managing to the "not to exceed" number, and the service met our expectations. Roberto moved to accept the renewal contract; John seconded. Approved.

Caretaker (Mark Nein) (541) 977-2650

Accounting (Terry Glenn) (360) 907-3604

E-mail: SRRanchCabins@gmail.com

Pool Maintenance – Roberto had obtained a bid from the Daggett family. Joe agreed to pursue other bids.

Meeting adjourned at 8:06pm

Next Meeting is Spring Board Meeting May 10, 2025